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**From the Editor:** It is exciting to publish yet another issue of the Urban Geography Specialty Group Newsletter. There are three particular items in this issue that I wish to bring to your attention.

With this issue comes a second installment to the *InConversation* feature. Several urban geographers, of various ranks, have been invited to submit short essays on their *perspectives of the past, present, or future of the urban geography sub-discipline*. Laura Smith, Macalester College, continues Eugene McCann's exploration into the dearth of specialty group participation by highlighting the significant role students of urban geography play. **Please take a moment to read Laura Smith's essay**, and engage the conversation by sending in your comments and responses.

There are many **UGSG sponsored awards and competitions**, many of which have rapidly approaching deadlines. Full details of these awards and competitions can be found on page 4 of the Newsletter.

Finally, in anticipation of the AAG-Chicago meetings, **Euan Hague, DePaul University**, has submitted an essay about land use issues in the Chicago

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**IN CONVERSATION**

**The Future of Urban Geography: Promoting Student Interest**  
**By: Laura Smith**

In the last UGSG Newsletter, Eugene McCann started off the new "In Conversation" feature column by outlining four useful dimensions that a discussion on the present and future of urban geography might pursue: the intellectual history of the sub-discipline, envisioning its intellectual future(s), the sub-discipline's relationships to and influence on the everyday actualities of cities, and the structural and processual issues associated with its organization. He then elaborated on some specific concerns within this last dimension, including low participation in specialty group elections and in the student paper competition. He left UGSG members with this challenge: "Urban geography in North America is markedly weakened by a lack of broad participation in our Specialty Group. Discuss." For this column, I would like to expand the discussion to some issues surrounding student interest and participation in the sub-discipline of urban geography.

***"We can help address problems of low participation in specialty group activities by reinforcing student interest early on..."***

As an assistant professor of geography at a liberal arts college, I am already in a somewhat unique position; only seven percent of liberal arts colleges in the U.S. have a department of geography. (Paradoxically, the discipline of geography seems perfectly suited to the missions of liberal arts colleges, which often include commitments to international education and responsible citizenship.) Despite the relatively small number of liberal arts geography degrees granted, these institutions cannot be overlooked as important generators of future members of the academic geography community.<sup>1</sup> Thus, the more students we reach through geography departments (or through "lone geographers") in such places, the stronger our future academic community overall, as well as our sub-discipline.

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*From the Editor ... continued from page 1*

neighborhood of Pilsen. Take a moment to read this article, and if the topic interests you, keep in mind that a special walking-tour at the AAG-Chicago is being planned around these issues and sites (March 9, 2006, 9am-12pm "Latino Chicago 2 – Pilsen and gentrification" walking tour).

As always, feel free to send your comments and suggestions about this Newsletter to me.

-Eric Boschmann, UGSG Newsletter Editor, [boschmann.1@osu.edu](mailto:boschmann.1@osu.edu)

#### UGSG Membership Information

- **UGSG Membership:** \$7 with AAG membership; student membership is free.
- **Address and e-mail changes** of UGSG members should be sent to: [address@aag.org](mailto:address@aag.org), where a master membership list is maintained.
- To subscribe to URBGEOG, the UGSG's **discussion forum and listserv**, follow these instructions: [1] Send an e-mail message to [listserv@listserv.arizona.edu](mailto:listserv@listserv.arizona.edu) with no subject line, and include the following message, with appropriate name changes: **subscribe urbgeog firstname lastname**
- [2] Make sure to disable automatic e-mail signature functions [3] You will be sent an automated message that provides information on how to post to the list and how to unsubscribe, etc.
- Calls for submission and notifications of availability of the Newsletter are e-mailed to both the listserv and Specialty Group membership list. Distribution of the Newsletter is via the UGSG website. This Newsletter is currently published 3 times per year.

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#### **UGSG Website:**

[www.uwm.edu/Dept/Geography/ugsg/](http://www.uwm.edu/Dept/Geography/ugsg/)

*In Conversation, Smith... continued from page 1*

Even more unique to the geography department here at Macalester College is that our campus is located in the heart of the Minneapolis-St. Paul metropolitan area, in contrast to the many liberal arts colleges located in rural areas of the country. At a liberal arts institution like ours, teaching activities are valued just as highly as research activities. Disciplinary competition for students is strong; attracting students and keeping them engaged in the major is critical.

An important factor in how we've managed to do this successfully in our department? Location, location, location – coupled with a healthy dose of “civic engagement,” or “action research,” or whatever your preferred term might be. Our department has always featured a strong urban geography program, as well as a student body that becomes engaged with the city through coursework and independent research. Because of this, we were quite excited by our College President's recent statement that one of the central goals for the coming decade is to be “a college distinguished by...a student experience informed and enhanced by a rich urban environment.”

My point here relates to McCann's third dimension – the sub-discipline's relationships to the everyday actualities of cities. Nothing captures student passion more than connecting their academic work with the “real world,” and making contributions to the pressing urban questions and to the cities they study. A year ago, my Urban GIS class partnered with the Federal Reserve Bank of Minneapolis to study patterns of mortgage foreclosure in the Twin Cities. Not only did the students enjoy a productive semester of applying their GIS skills to an urban research project that was developed with their input (academic relevance), but they also experienced the excitement of contributing to a public debate over issues of foreclosure prevention and homeownership preservation through public presentations to stakeholders in the Twin Cities area, and through reference to their work in local newspapers (policy relevance). I realize that not all of our classes are made up of fourteen students (unfortunately!), or are conducive to independent student research projects, but as urban geography instructors, we can always devise “urban experiences” for our students, of whatever form and in whatever urban area might be accessible. We can help address problems of low participation in specialty group activities by reinforcing student interest early on, as students who understand the importance and relevance of urban geography will be strong ambassadors for the sub-discipline and hopefully for the specialty group as well.

It is interesting to note that there is already strong student membership in the UGSG (710 student members out of 1,200 total). However, signing up as a member of the specialty group is easy (as a student, it was especially easy to add one more specialty group to my list when the dues were free); the critical factor is involvement of student members in activities like the paper competition or organized sessions at the annual meeting. As McCann stated last time, involvement with the specialty group as a student can be extremely valuable to one's professional development. I will end this month's column by simply advocating that any discussion of how to strengthen participation in the specialty group in the future recognize the important role that student members can play.

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<sup>1</sup> As Mark Bjelland pointed out, “the ratio of geography PhDs earned by alumni to geography BA degrees awarded is four to twelve times as high for liberal arts colleges as it is for research universities, doctoral universities, or master's universities.” Mark Bjelland, 2004, A Place for Geography in the Liberal Arts College?, *The Professional Geographer* 56(3): 326-336.

**Comments?** Send any responses to this article for possible publication to:  
[boschmann.1@osu.edu](mailto:boschmann.1@osu.edu)

## **AWARD AND COMPETITION OPPORTUNITIES**

### **Urban Geography Graduate Student Fellowship, 2006**

Each year, the Urban Geography Specialty Group will award one or more fellowships, each approximately \$500, to support urban-oriented doctoral research. Fellowships are intended to provide targeted support at a relatively early stage of doctoral dissertation research – while also ensuring that award recipients have well-developed research proposals that have a high likelihood of completion. Fellowship support may be used for any reasonable expenses associated with a research proposal. Eligibility is limited to current student members of the Urban Geography Specialty Group who will have completed all Ph.D. requirements except the dissertation by the end of the semester or term in which any award is approved. Dissertation supervisors must certify eligibility. Submit applications by email to Elvin K. Wyly, Secretary/Treasurer, [ewyly@geog.ubc.ca](mailto:ewyly@geog.ubc.ca), by **January 31, 2006**. Applications received after this date cannot be considered. Award decisions are made by the Board of the Urban Geography Specialty Group on the basis of the quality and feasibility of the research proposal. Applicants will be informed of the award decisions shortly before the AAG Annual Meeting. Applications are available from the UGSG website, <http://www.uwm.edu/Dept/Geography/ugsg/>, or by e-mailing Elvin K. Wyly.

### **Dissertation Competition**

The UGSG Dissertation Award Committee solicits submissions of dissertations for the 2005 UGSG Dissertation Award. The winner of the award will receive \$250. The dissertation must have been completed during the 2005 calendar year. Dissertations submitted for awards with other AAG-affiliated organizations are not eligible. *Send one copy to each of the two judges: Katharyne Mitchell*, Department of Geography, the University of Washington, Seattle, Washington 98195 – [kmitch@u.washington.edu](mailto:kmitch@u.washington.edu); and **Norma Rantisi**, Department of Geography, Concordia University – [nrantisi@alcor.concordia.ca](mailto:nrantisi@alcor.concordia.ca). **Deadline: January 31st, 2006**

### **Masters Thesis Competition**

The UGSG Masters Thesis Awards Committee solicits submissions of theses for the 2005 UGSG Masters Thesis Award. The winner of the award will receive \$150. The thesis must have been completed during the 2005 calendar. Theses submitted for awards with other AAG-affiliated organizations are not eligible. *Send one copy to each of the two judges: Sarah Elwood*, Department of Geography, University of Arizona, Tucson, AZ— [selwood@arizona.edu](mailto:selwood@arizona.edu); and **Eugene McCann**, Department of Geography, Simon Fraser University, Burnaby, B.C. Canada— [emccann@sfu.edu](mailto:emccann@sfu.edu). **Deadline: January 31st, 2006**

### **Student Paper Competition**

The Student Paper Competition Committee solicits submissions. This award goes to the best paper on any aspect of Urban Geography given by a student at any professional meeting in the 12 months preceding (and including) the Chicago AAG conference. Preference will be given to fully developed academic papers. The winner of the award will receive \$50 and an invitation to submit the paper to *Urban Geography*. *Send one copy to each of the judges, Jason Hackworth*, Department of Geography, University of Toronto, Toronto, Canada— [jason.hackworth@utoronto.ca](mailto:jason.hackworth@utoronto.ca); and **Dan Trudeau**, Department of Geography, University of Colorado, Boulder— [trudeau@colorado.edu](mailto:trudeau@colorado.edu). **Deadline: February 15th, 2006**

### **UGSG Glenda Laws Undergraduate Paper Award**

Please encourage your students to consider submitting papers to the Glenda Laws Undergraduate Paper competition. This award goes to the best paper on an urban geographic topic written by an undergraduate student, *regardless of membership in the AAG or participation in the 2005 meetings*. The winner of the award will receive \$50. Papers submitted for awards to other AAG-affiliated organizations are not eligible. *Send one copy to each of the judges, David Wilson*, Department of Geography, University of Illinois, Urbana, IL [dwilson2@staff.uiuc.edu](mailto:dwilson2@staff.uiuc.edu); and **Mary Thomas**— [thomas.1672@osu.edu](mailto:thomas.1672@osu.edu). **Deadline: February 15th, 2006**

### **Student Travel Support**

The UGSG has a small amount of money available to support students presenting on urban topics at the Chicago AAG. Individual travel awards are \$100, and are intended to support presentations on topics related to the urban focus of the specialty group. To apply, send a short letter stating your degree program, your institutional affiliation, and your goals and purposes in attending the conference. Also include copies of your abstract and conference registration. Send materials to **Elvin Wyly**, UGSG Treasurer, Department of Geography, University of British Columbia, 1984 West Mall, Vancouver, BC V6T 1Z2 Canada. Email submissions may be sent to [ewyly@geog.ubc.ca](mailto:ewyly@geog.ubc.ca). The **deadline** for receipt of applications is **January 31, 2006**, and awards will be announced as soon as possible thereafter.

### **Congress for the New Urbanism 2006 Charter Awards**

Sponsored by the Congress for the New Urbanism, the annual Charter Awards set the gold standard for urban design and development. Instead of recognizing projects in isolation, the Charter Awards honor exceptional designs that complement, enhance or even repair their built and natural environments. CNU is now welcoming professional submissions in three categories: The Region: Metropolis, City, and Town; The Neighborhood, District, and Corridor; and The Block, Street, and Building. Student/faculty submissions are welcome in all three categories. Submissions deadline: January 31, 2006. Visit <http://www.cnu.org/awards2006> for further information and entry forms. Visit <http://www.cnu.org/awards2006/students.html> for information on the student/faculty awards.

### **GRANTS**

HUD's Office of University Partnerships (OUP) administers several grant programs that may be of interest to institutions with geography, community development, economics, or urban studies departments. The Notice of Funding Announcement (NOFA) for the 2006 grants will be released around March or April. The NOFA will specify due dates, but they usually are in late May. Awards are usually made in September. For details about these and other grants, visit <http://www.oup.org>

Community Development Work Study Program (CDWSP) helps academic institutions attract more minority and economically disadvantaged students to participate in planning and community development work study programs. Universities throughout the U.S. use this program to offer financial aid and work experience to students enrolled in full-time graduate community development work study programs. CDWSP allows institutions to select between three to five students to participate in their program. As a result of this program, students are provided grants and a variety of work placements with local community development agencies.

Community Outreach Partnership Centers (COPC) awards grants to help colleges and universities carry out outreach and applied research activities that will address problems of urban areas. The program also seeks to encourage structural changes, both within an institution and in the way the institution relates to its neighborhood.

The Doctoral Dissertation Research Grant (DDRG) program empowers a new generation of scholars to develop and conduct applied research on policy-relevant housing and urban development issues. This program encourages doctoral candidates to engage in research studies that focus on policy-relevant housing and community development issues that impact the country. It provides a forum for Ph.D. candidates to share their research findings. It focuses attention on research that may impact Federal problem-solving and policymaking and that is relevant to HUD's policy priorities and annual goals and objectives. These competitive grants are one-time awards up to \$25,000 for a period of 24 months to doctoral candidates currently enrolled at accredited institutions. These grants must be used to support direct costs incurred that support the timely completion of the dissertation.

The Early Doctoral Student Research Grant (EDSRG) program assists eligible doctoral students cultivate their research skills through the preparation of research manuscripts that focus on housing and urban development issues. This program also supports and encourages new scholars to share their research findings through presentations at scholarly conference and/or publication in a refereed journal. OUP competitively awards one-time grants of up to \$15,000 to pre-dissertation doctoral students enrolled at accredited institutions whose studies include urban economics as a major or concentration within another field related to housing and urban development.

### **EMPLOYMENT**

#### **• Internship Opportunities: National Low Income Housing Coalition**

<http://www.nlihc.org/about/internships.htm>

Resumes are being accepted for the following positions for the Spring 2006 semester: **1. Research Intern.** Works with the Research Director and staff. Intern will assist with research to document and understand current trends and the impact of policy on the housing conditions of the lowest income Americans. **2. Outreach Intern.** Works with the Outreach Director and staff. Interns will lead the grassroots organizing efforts for the National Housing Trust Fund Campaign and will also take part in media relations and publications work. All interns will work on our annual housing policy conference and lobby day and contribute articles to our weekly newsletter, Memo to Members. The National Low Income Housing Coalition is the foremost national advocacy organization for low-income housing. Interns are highly valued and fully integrated into the staff work of the Coalition. We seek students passionate about social justice issues, with excellent writing and interpersonal skills. There is a small stipend. In your cover letter, please specify which position you would prefer and that you are interested in a Spring 2006 internship. Interested students should send a resume and cover letter to: Internship Coordinator, National Low Income Housing Coalition, 727 15th Street NW, 6th Floor, Washington DC 20005 or via email to [linda@nlihc.org](mailto:linda@nlihc.org), via fax at 202-393-1973. Please call 202-662-1530 x 228 with any questions. Website: [www.nlihc.org](http://www.nlihc.org)

### • Population Division, US Census Bureau, US Department of Commerce: Domestic and International Program Openings

The Population Division of the US Census Bureau, US Department of Commerce, has immediate openings in its domestic and international programs for qualified individuals in the areas of geography, demography, sociology, and related social sciences. We are looking for well-qualified persons at all levels (BA, MA, PhD), especially those with training in demography, quantitative data analysis of large datasets, and sociology/social research. These openings offer qualified applicants an opportunity to work on one or more of the following topics: population distribution, population estimates and projections, migration, education, family and fertility, race and ethnicity, and in our International Programs Center. This is an exciting time for the Population Division and we look forward to sharing our opportunities. To apply, visit the US Census Bureau website: <http://www.census.gov> and click on Jobs@Census or contact the Census Bureau's Recruitment Office at 1.800.638.6719. For specific questions about opportunities in the Population Division, please contact Jason Devine, Population Division, US Census Bureau, Washington, DC 20233-8800; Fax: 301.457.2644; E-mail: [jason.e.devine@census.gov](mailto:jason.e.devine@census.gov)

## CALL FOR PAPERS – CONFERENCES

### The 1st Planum Plenum - Call for Papers

On the occasion of the 11th International Conference on Urban Planning and Regional Development in the Information Society (CORP Wien Feb. 2006, <http://www.corp.at/>), PLANUM (The European Journal of Planning, <http://www.planum.net>) will manage some sessions and launches therefore a call for papers: Themes of the call are: • Strengthening dialogue among citizens: a challenge and an opportunity for town planners in the era of information society • The Knowledge to make cities competitive. More information: <http://www.planum.net/plenum>

### Tending The Garden: From Grassroots to Green Roofs

Planners Network Conference 2006 to be held in Chicago, Illinois, June 8th - June 11th 2006. Hosted by: University of Illinois at Chicago College of Urban Planning and Policy. The theme of the 2006 Planners Network Conference in broad terms is progressive planning and what it means today as we look to the future. How do we create equity that not only cuts across social barriers, but also across generations as well? The conference will provide an important forum for linking academics, with community leaders and planning professionals, and exploring new opportunities to shape the planning profession. Spend the late spring in Chicago at the 2006 Planners Network Conference learning about progressive planning in the heart of the mid-west. For more information, contact [uicpn@yahoo.com](mailto:uicpn@yahoo.com) or visit [www.plannersnetwork.org](http://www.plannersnetwork.org)

### Work Beyond Boundaries: An International Conference on Telemediated Employment and its Implications for Urban Communities

Vancouver, BC, Canada. June 15-17, 2006. Abstracts must be submitted by February 15th, 2006. The conference themes are: 1. Organizational dynamics of global value chains; 2. Regions and institution shaping; 3. Workplace and labour markets: quality, control, culture and contestation; and 4. Global comparative research on eWork: Teamwork, ethics and methodology. For more information, and for proposal submissions, contact: Dr. Penny Gurstein, Centre for Human Settlements, University of British Columbia 1933 West Mall, 2nd Floor Vancouver, BC V6T 2N1; [gurstein@interchange.ubc.ca](mailto:gurstein@interchange.ubc.ca). EMERGENCE Canada Web Site: <http://www.chs.ubc.ca/emergence>

## ON-LINE RESOURCES

### NEW WEBSITE: INTEGRATING ORAL HISTORY, MEMORY AND LANDSCAPE ON THE RIVER THAMES IN LONDON

The research of Toby Butler (PhD student, Geography Department, Royal Holloway, University of London [tobybutler@boltblue.com](mailto:tobybutler@boltblue.com)) is focused on using oral history to gather experiences and memories of people at riverside locations along one of the most famous landmarks in Britain, the River Thames in London. An unusual method has been chosen to find participants. They have been selected by using the current of the river itself. An object has been floated in the Thames and its path followed along stretches of the river. Research locations and relevant participants are decided by where the float collides with the bank. In this way London can be truly experienced from the river, combining methods used in oral history, artistic practice and physical and human geography. The idea is to use a natural phenomenon as a memory path through the modern city.

From the start, the aim has been to make this work accessible to the public. In partnership with the Museum of London, and drawing on its extensive oral history collection of interviews with dockers, two audio walks have been designed to be played on a walkman along two stretches of river; the leafy suburbs near Hampton Court in west London and the industrial landscape of the wharfs around the Millennium Dome in east London. The walks can be ordered/downloaded/experienced virtually on the website [www.memoryscale.org.uk](http://www.memoryscale.org.uk) – comments can be posted on the 'feedback' page of the website and would be very gratefully received.

**Planum - the European Journal of Planning online** - proudly presents the new Planum Forum:  
<http://www.planum.net/forum/index.php> Feel invited to share your knowledge and experience with planners from all over!

### **PolicyLink: Inclusionary Housing Discussion**

Nearly 200 affordable housing leaders from across the country met in Washington, DC October 5-7 to talk about inclusionary zoning, one of the most promising tools available for creating mixed-income communities and offering housing choices for American families. PolicyLink is launching this online discussion tool as a way to continue to share information and strategies that emerged from the event and that can help win and expand inclusionary zoning. (Go to [http://listserver.policylink.org/cgi-bin/mailman/listinfo/inclusionary\\_housing](http://listserver.policylink.org/cgi-bin/mailman/listinfo/inclusionary_housing) to join.) Join the list for highlights from the Inclusionary Housing conference (co-sponsored by PolicyLink, Innovative Housing Institute, National Housing Conference, and Business and Professional People for the Public Interest). For PolicyLink resources on inclusionary zoning and affordable housing, visit <http://www.policylink.org/Projects/IZ/> For more information, contact: Kalima Rose, Associate Director, PolicyLink, [krrose@policylink.org](mailto:krrose@policylink.org), 510-663-2333.

## **PEOPLE & DEPARTMENT NEWS**

**Susan Larson**, an Assistant Professor of Spanish at the University of Kentucky, has been awarded a 2005 Summer Stipend (\$5,000) to aid in the completion of a co-authored book in progress called, *The Politics of Place in Post-cambio Madrid, 1982-2000*. She is working with Malcolm Compitello, Professor of Spanish and Chair of the Department of Spanish and Portuguese at the University of Arizona on this project, an interdisciplinary study of the reciprocal relationship between urban planning and the cultural production of Madrid (particularly the novel and film) between 1982 and 2000.

## **SPECIAL ARTICLE: HIGHLIGHTING AAG-CHICAGO**

### **Tax Increment Financing – an ongoing contest over urban land use in Pilsen, Chicago** **By: Euan Hague, DePaul University, Chicago**

Tax Increment Financing (TIF) is a fundamentally geographical approach to land use planning and development, and one that is increasingly utilized throughout the United States. First developed in California in 1952, bounded TIF districts aim to generate resources from property taxes to reinvest within TIF boundaries (Johnson and Man, 2001). Their success and ability to target redevelopment has meant that TIFs have become popular tools for cities to use to fund infrastructure improvements, economic development, job training and creation, and a host of other similar regeneration projects. Although every state sets different regulations for TIFs and even within cities, different TIF districts can have differing functions and requirements written into their operating descriptions, “the underlying design is similar” explain Weber *et al.* (2003: 2001) because “[t]he municipality must demonstrate that a proposed development area meets the state’s definition of ‘blight’,” and that the area would likely not be developed “but for” the presence of a TIF and its associated leverage incentives.

In 1977 the state of Illinois passed the Illinois Tax Increment Allocation Act which paved the way for TIF use in the state (Healy and McCormick, 1999; Reingold, 2001). The City of Chicago was slow to utilize TIF as an urban redevelopment tool, designating only seven in the twelve years prior to the election of Richard M. Daley as Mayor in 1989. Since 1989, however, the TIF district has become a major aspect of Mayor Daley’s administration. There are now around 130 TIFs, each lasting around 23 years from the time of designation, which together cover approximately 16% of the city’s tax base (Becker, 2005). Joravsky (2004) puts this figure even higher, citing a study that maintains that up to a third of Chicago’s land area is now ensconced within TIF districts. Hinz (2004) reports that \$174.3million of tax revenues sit in increment funds throughout Chicago, waiting for allocation. At current rates of growth, by 2006 Chicago will have approximately half a billion dollars of unspent TIF money (Hinz, 2004). The impacts of this rapid allocation of land into TIF districts, and the associated diversion of property tax revenues from Chicago’s general fund to locationally specific projects, has generated much local media commentary, to the extent that Ben Joravsky (2004: 10) exclaimed “the government *is* lying to you” in his explanation of the inaccuracies in official property tax billing statements which downplay or elide just how much of Chicago’s property tax revenue is diverted from general funds into area-specific TIFs. Urban geographers have also assessed the impact of TIFs in Chicago (e.g. Weber, 2002, 2003; Weber *et al.* 2003) as have those in other disciplines (e.g. Gibson, 2003). Weber *et al.* (2003: 2017), for example, provide an assessment that demonstrates urban industrial land within Chicago does not seem to increase in value when located within a TIF district. If anything, Weber *et al.* (2003) maintain, “a vacant industrial parcel located in an industrial TIF district may even sell

for significantly less than an otherwise-identical industrial parcel that is not located in a TIF district." Parcels in mixed use TIF districts in Chicago, by contrast, do not see decreases in value. This may be because, Weber *et al.* (2003) continue, mixed use TIFs allow development of residential and commercial properties in a manner that industrial TIF designations do not, and in Chicago, development of residential condominiums is booming.

On 30 November 2005, a rally protesting against the proposed development of a residential unit containing almost 400 condominiums was held at the intersection of 18<sup>th</sup> and Peoria in the Chicago neighborhood of Pilsen. The proposed development site is located almost entirely within the Pilsen industrial TIF, established in 1998 by the City of Chicago to redevelop the area "as a planned and cohesive industrial and employment district providing sites for a wide range of land uses, including manufacturing, distribution, assembly, warehousing and research and development uses." (City of Chicago, 1998, 19). Covering 907 acres and containing land both on the north and south banks of the South Branch of the Chicago River that has long been used industrially, the TIF's "Redevelopment Project and Plan" for Pilsen stated a clear aim to enhance "the industrial corridor and commercial areas within the community" (City of Chicago, 1998, 1). It was designed to ensure that Pilsen retained industrial jobs: "49.7% of the private sector employment in zip code 60608 is in manufacturing and wholesale trade.... [and] maintenance of this industrial job base is critical to the economic well-being of the area and to the City" (City of Chicago, 1998, 3). In addition, Pilsen's TIF would protect the 150 commercial and industrial employers and 7,800 employees within its borders and add to these by providing support for local entrepreneurs and business owners to generate jobs for local residents (City of Chicago, 1998). The 23-year long duration of the TIF aimed to create a "stable environment" for future industrial and commercial development and generate "[a]n increased sales tax base resulting from new and existing commercial, retail and industrial development" in Pilsen (City of Chicago, 1998, 10).

Despite these assertions, protestors at the event in the largely Mexican-American neighborhood of Pilsen were not surprised by the intrusion of expensive condominium development onto the land supposedly designated for light manufacturing and commercial redevelopment. In 2003 local residents established the Pilsen Is Not For Sale campaign (PN4S is the most commonly used local acronym) to challenge a proposal to develop luxury condominium units on the same industrial TIF site as sparked the 30 November 2005 protest. Organized by the Pilsen Alliance, a local network of community residents, the PN4S efforts defeated the proposed residential development, having argued that it was "not affordable to families in the Pilsen community, [proposed condominium units were] too small to provide adequate housing for large Pilsen families [and the development was] residential while being in an area designated for industrial developments to create needed jobs in Pilsen." (Pilsen Is Not For Sale, n.d.). Mobilizing around 200 local residents to speak out against the proposal at community meetings hosted by Alderman Danny Solis, the local politician withdrew his support for this initial project. In November 2005, however, Solis changed his position saying that the new, considerably larger residential development proposal for the industrial TIF site was "something that I could support" (quoted in Roeder and Spielman, 2005).

### Conclusion

In cities throughout the United States, residential development is displacing industrial and small business land uses even in areas supposedly protected from such processes by zoning laws and programs such as Tax Increment Financing (Curran, 2004). In the past fifteen years, TIFs have become the favored development tool of the City of Chicago to the extent that commentators like Joravsky (2004) and Becker (2005) now question their over-utilization, difficult to track distribution of tax revenues and legitimacy of certain projects that TIF monies fund. Pilsen residents have used the designation of industrial TIF status to oppose one residential condominium development at 18<sup>th</sup> and Peoria. They are now engaged in another struggle over the whether the conditions stipulated in the industrial TIF designation are indeed the long-term commitments to industrial development and job creation they purport to be, or whether industrial land, despite TIF designation, can be turned over for residential use on a site by site basis at the behest of developers.

### Note

These issues and sites will be visited on 9 March 2006, 9am-12pm as the AAG's "Latino Chicago 2 – Pilsen and gentrification" walking tour. The cost is \$5 to cover public transit and the limit is 20 participants.

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